025.0	0002	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,045,000	/	1,045,000
USE VALUE:	1,045,000	/	1,045,000
ASSESSED:	1,045,000	/	1,045,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEIN ROCHELLE
Owner 2:	
Owner 3:	
Street 1:	7 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 2877 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	589,000		456,000	1,045,000
Total Card	0.115	589,000		456,000	1,045,000
Total Parcel	0.115	589,000		456,000	1,045,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.19 | /Parcel: 363.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	16360
GIS Ref	
GIS Ref	
Insp Date	07/05/17

!2022!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	589,000	0	5,000.	456,000	1,045,000	1,045,000	Year End Roll	12/18/2019
2019	104	FV	435,100	0	5,000.	484,500	919,600	919,600	Year End Roll	1/3/2019
2018	104	FV	435,100	0	5,000.	353,400	788,500	788,500	Year End Roll	12/20/2017
2017	104	FV	408,400	0	5,000.	307,800	716,200	716,200	Year End Roll	1/3/2017
2016	104	FV	408,400	0	5,000.	262,200	670,600	670,600	Year End	1/4/2016
2015	104	FV	364,600	0	5,000.	256,500	621,100	621,100	Year End Roll	12/11/2014
2014	104	FV	364,600	0	5,000.	210,900	575,500	575,500	Year End Roll	12/16/2013
2013	104	FV	379,100	0	5,000.	200,600	579,700	579,700		12/13/2012

PRINT

Date	Time
12/10/20	17:32:29

LAST REV

Date	Time
08/04/17	09:39:27
apro	
2022	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMPSON CRAIG R	22251-121		7/20/1992		221,400	No	No		Y

USER DEFINED

Prior Id # 1:	16360
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2014	958	New Wind	10,380		8/5/2014			Replace 13 double
7/15/2014	835	New Wind	10,450					
1/9/2012	27	Manual	2,240					AIR SEALING / INSU
10/27/2011	1373	Manual	19,200	C				INSTALL ROOF MOUNT
8/19/2011	896	Re-Roof	7,000					
7/29/2011	775	Porch	18,700					REPL FRT & REAR PO
7/20/2007	601	Add Bath	26,500			G9	GR FY09	REMODEL KITCHEN/BA
12/2/1996	625	Manual	5,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2017	MEAS&NOTICE	KB	Kevin B
4/25/2012	Info Fm Prmt	BR	B Rossignol
4/23/2009	Entry Denied	372	PATRIOT
4/7/2000	Inspected	264	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	264	PATRIOT
8/23/1996		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06111979
Const Adj.:	0.99989998
Adj $ / SQ:	180.372
Other Features:	135530
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	723547
Depreciation:	134580
Depreciated Total:	588967

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 4			Baths: 2				HB		

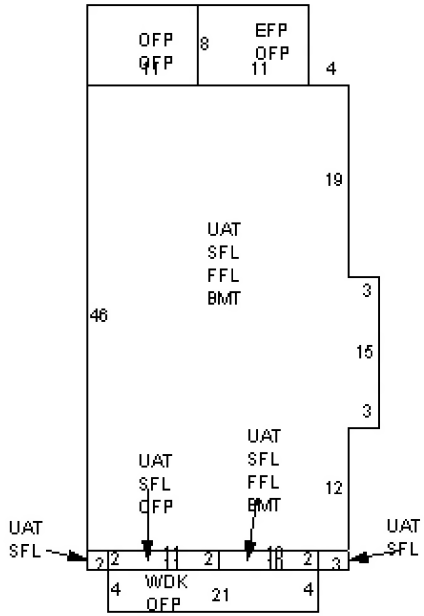
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.37
Special Features:	0	Val/Su Net:	125.85
Final Total:	589000	Val/Su SzAd	230.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,293	180.370	233,221
BMT	Basement	1,261	54.110	68,235
FFL	First Floor	1,261	180.370	227,449
OFP	Open Porch	370	20.960	7,754
UAT	Upper Attic	323	138.890	44,895
EFP	Enclos Porch	88	58.160	5,118
WDK	Deck	84	16.000	1,344
	Net Sketched Area:	4,680	Total:	588,016
Size Ad	2554	Gross Are	5650	FinArea 2877

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	